

**SPRINGFIELD COMMUNITY PRESERVATION  
FULL APPLICATION COVER SHEET**

**I. PROJECT INFORMATION**

CPA program area - check all that apply:

community housing       historic preservation       open space       recreation

Project/Program Title: Kilroy Exterior Restoration Phase Two

**Brief Project/Program Summary:**

The Springfield Museums seeks support to repair and protect the stucco exterior of the Doctor Phillip Kilroy House, built 1905 in the Mission Revival style at 63 Chestnut Street. Phase one of this project supported roof repair as a source of water intrusion and an analysis/planning phase to determine how best to repair the existing stucco facade while abating asbestos (discovered during phase one's stucco analysis). Showing significant distress and deterioration to the exterior elements and stucco work, in some cases exposing the masonry brick, phase two of this project will repair the exterior damage and ensure the integrity of the building.

estimated start date: March 2022

estimated completion date: August 2022

**II. APPLICANT INFORMATION**

Type of Applicant - check one:

City of Springfield       Non-Profit Organization       For-Profit Business       Individual

Name of Organization: Springfield Museums

Name of Contact Person: Kay Simpson

Mailing Address: 21 Edwards Street

Mailing City/State/Zip: Springfield, MA 01103

Phone: 413-779-2159

Fax: 413-263-6814

Email: ksimpson@springfieldmuseums.org

Website: https://springfieldmuseums.org/

**III. BUDGET SUMMARY**

Estimated Project Budget: \$342,775

CPA Funding Request: \$250,000

Will you be seeking multi-year funding       Yes       No

CPA Request as Percentage of Total Project/Program Budget: 100%

List Other Secured Funding Sources:

Springfield Museums Facilities Fund

List Other Prospective Funding Sources:

1772 Foundation

Applicant Signature: Alicia Bono

Date Submitted: 3/31/21

I. GENERAL INFORMATION A. All Categories that involve property (land and/or buildings) 1. Provide the parcel ID number(s) for property included in the project: ID# 027500550 2. Does the applicant own the property?: Yes 3. If the applicant does not own the property, attach a purchase & sale agreement for the property.

C. Historic Preservation Questions Historic preservation projects must follow the Secretary of Interior Standards for Rehabilitation. Assisted properties will be required to be subject to an exterior preservation restriction or to be placed under local historic district protection.

1. What steps will be taken to ensure the work complies with the Secretary's Standards?: For Phase II of the Kilroy House Exterior Restoration project the Springfield Museums will continue working with architect Steve Jablonski of Jablonski DeVriese Architects, who specializes in restoration and historic preservation projects, to ensure all components of this project align with the Secretary's Standards. The Pioneer Valley Planning Commission's Historic Preservation Planner has asked to be kept apprised of the stucco restoration and of local contractors who can provide this service to the Secretary's Standards to serve as a resource for other projects in the region.

2. What is the age of the property? 116 years old

3. Will the owner agree to a preservation restriction or local historic district designation? Yes. The Springfield Museums campus has been designated as a contributing element to the Quadrangle-Mattoon Street Historic District and will comply with all the preservation guidelines associated with the designation.

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## II. NARRATIVE A. Project Summary

Introduce the project with a summary which notes the CPA category, goals, project scope, and budget: The Springfield Museums requests funding for Phase II of the Kilroy House Exterior Restoration. Phase I of this Historic Preservation project, funded by CPA in 2020, encompassed repair to the terracotta tile and porch roofing systems by Mahan Roofing Company (begun March 2021) and the development of a historic stucco restoration design approach by architect Steve Jablonski and environmental consulting firm ATC. This design includes the following components: analysis of original 1905 stucco composition; full damage assessment of stucco; asbestos remediation specification by ATC and test masonry repairs that will help finalize RFP creation for full stucco restoration in Phase II. We are awaiting the ATC remediation specification that will inform next steps of this complex project in order to establish a sustainable approach and secure qualified masonry professionals. We have provided a \$250,000 placeholder estimate for Phase II, as we will not know exact construction costs until the bid specs are finalized and bids can be secured from qualified masonry contractors. Our goal is an enduring, successful restoration that increases understanding of the repair process and how best to care for our structure, while also building knowledge around historic stucco repair for the preservation field of our region.

B. Proposal Description 1. Describe the proposal and how it will benefit Springfield: The Springfield Museums (the Museums) is committed to completing the Kilroy House Exterior Restoration as a critical and actively used office and meeting space on our campus, as a unique contributing structure to the Quadrangle-Mattoon Street Historic District and as a significant building as defined by the MA Historical Commission. As an early and rare surviving example of Mission Revival architecture (a specific type of

Spanish Revival architecture) in Springfield and the Northeast, the building is of stand-alone significance as a cultural asset within our city. Until 2020 CPA funding for Phase I, the last major rehabilitation of the building took place in the 1980's. Completing the restoration process is critical to maintain the standard of care necessary to preserve this building for future generations; to ensure cultural heritage tourism remains strong on our campus and in our city; to support home values within the Quadrangle-Mattoon Street Historic District; and to protect an asset whose unique historical narrative reflects that of Springfield and its citizens.

2. Identify what CPA criteria this proposal achieves and how they are accomplished:

- Preserve and enhance the essential character of Springfield: The Doctor Phillip Kilroy House (Kilroy House) was built in 1905 in the Mission Revival style at 63 Chestnut Street, and stands today as an example of the distinctive turn-of-the-century housing stock that makes Springfield the "City of Homes". The Kilroy House is one of two last surviving homes along a section of Chestnut Street once lined with the grand dwellings of Springfield's affluent citizens. The house sits on the former site of George Merriam's house, the co-founder of Merriam-Webster, which was demolished upon his death in 1880. The house was built at a cost of \$11,000 for Dr. Philip Kilroy, an Irish-born specialist in skin, nerve, and mental diseases who had his home and office onsite. After his death in 1932, the house was owned by WSPR, a radio station that broadcast from there from 1936 to 1981. Purchased by the Springfield Museums in 1981, the house is now used for their development and marketing offices, and as a primary meeting space.

The Springfield Museums too, are part of the essential character of Springfield, formed by and for its residents in 1857. The Museums remain an economic, cultural, and social asset to the community, a rare commodity for a small city, and a point of pride for generations of area residents. The Museums were named a "Difference Maker" in 2019 by Business West, the first cultural institution to receive this award which acknowledges a dedication to improving quality of life in this region. Serving our local community remains at the core of our mission; Springfield residents have free access to the 3

arts, historical heritage, informal science learning, early literacy resources, and green park space which adds to the social wellbeing of our city. Kilroy House is critical to museum operations and offers glimpses of Springfield's past. With a completed exterior restoration, it will be maintained as an integral feature of the city's built landscape into the future.

- Protect resources that would be otherwise threatened: The Kilroy House exterior has suffered from deferred maintenance as staff has worked to determine the best approach for what has proven to be a complex restoration process before and during the pandemic. The restoration is at a critical point and can not be delayed; more underlying brick has been exposed after another winter and a damage assessment by ATC and our team. Since this structure is primarily used by staff and volunteers, we have tried to maintain it with patchwork repairs as we must prioritize urgent projects including a \$535,363 Science Museum roof replacement (supported in 2019 with \$100,000 in CPA funds) which was putting our collections and museum building at risk. We are now facing a \$800,000+ HVAC overhaul in the Science Museum, Wood Museum of Springfield History, and D'Amour Museum of Fine Art as these mechanical systems have reached the end of their useful life and must be replaced without disruption to the collections preservation environment and museum visitation. Although in need of critical repairs, Kilroy House does not contain collections objects and is therefore moved down in the list of Museums' priorities.

- Demonstrate practicality and feasibility to be implemented within budget and on schedule: By phasing this project and working with experts in the field to develop an agile plan and timeline in partnership with the CPC, we are confident that we can accomplish this critical stabilization work in alignment with CPA requirements and will share all findings and bids as soon as possible in order to modify or confirm our current estimates listed in this proposal.

- Produce an advantageous cost/benefit value: In addition to museum visitors, thousands of residents use our museum campus, Quadrangle green, and sculpture garden recreationally—now more than ever, as people feel comfortable and safe conducting activities and gathering together outdoors. As people begin to venture both close to home and further afield, we aim to present a campus of architectural treasures that are well maintained, contribute to the museum and cultural heritage experience, and reflect positively on our city.

- Structure is a landmark with significant historic, architectural or civic importance: The majority of Spanish Revival architecture was built between the two World Wars, and fell out of favor around 1940. The 1905 Kilroy House, with its arcaded porch, stuccoed walls, barrel-tile roof, and shaped or “curved” gables, is a strong early east coast example of the Mission Revival style in the United States with influence from the Arts & Crafts movement. The interior of the house retains rich Craftsman-style features in quarter-sawn white oak including tapered columns, beamed ceilings, wall paneling, trim, and decorative stained glass windows.

It is possible that the architect, or Dr. Kilroy himself, was impressed by the monumental 62,640 sq. ft. California Building featured at the 1893 Chicago World’s Fair—one of the earliest designs in what became known as the Mission Revival Style. The building was “heralded as indicating a new and promising direction in West Coast architecture”, visited by 40,000 visitors daily. Today the Kilroy House stands as one of the few remaining Spanish Revival style single family homes in Western Massachusetts and the Northeastern United States, though there are two existing apartment buildings in Springfield. The Kenwyn Apartments, located in the Forest Park neighborhood, were built in 1916 and listed on the National Register of Historic Places in 1994. The Byers Street apartment building, done in the Spanish Revival style, is featured on the Quadrangle-Mattoon Street walking tour.

3. Describe the need that this proposal will address: The Kilroy House is the top historic preservation priority on our campus. In Phase I, a stucco analysis (see attached supporting document) revealed the presence of asbestos and

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lead, necessitating the development of a remediation specification to guide the stucco repair and stucco bidding process. Renting a lift, our project team was able to inspect and discover more damage and exposed areas than previously seen from the ground. We are currently waiting for ATC’s remediation specification that will serve as a guiding document to help us safely abate asbestos and lead in accordance with applicable state and federal regulations. With this specification, we will work with a qualified mason to establish test stucco repairs in several areas where the brick is exposed, stabilizing the material using helical anchors or pins to secure the new stucco patches. This process presents the most variability with the use of helical anchors as stabilizers, but will potentially allow us to retain as much of the original stucco as possible while patching exposed areas with a custom stucco to match the historic composition (without use of hazardous materials). These test repairs will be monitored and

inform the bidding process as we seek masonry professionals to scale the operation of patching, stabilizing with helical anchors, and sealing in accordance with the Secretary's Standards.

4. What is the expected outcome of this proposal?: The expected outcome of this proposal is to have a fully protected and renovated stucco facade, and to have determined and implemented the best approach to stucco restoration as informed by specialists and historic preservation professionals that can be shared with other organizations or individuals considering similar work (especially in the Northeast). The Secretary's Standards call for "Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture." We plan to do this with the best possible information and approach, with final approval from the CPC on each step. Once we have developed a system, we will be able to address any problems that arise.

C. Feasibility & Sustainability 1. What other funding sources have been secured or are being pursued?: The Museums are committed to completing this critical restoration process and will continue to seek additional funding sources including the 1772 Foundation. We will draw down from the Museum's Historic Preservation Endowment as possible to complete the improvements.

2. Once the proposal is complete how will it be sustained/maintained?: This work is being very closely watched by members in the historic preservation community as a potential model for other stucco restorations in the region and within New England, which presents challenging climatic conditions for historic stucco buildings. Many do not survive due to the complexity of restoration and maintenance needed, however our process may yield some additional strategies and resources for others. The roof and gutter repairs, supported by Phase I, will stabilize, stop, and prevent further breakdown of the exterior, and subsequently, preserve the structural integrity of the stucco and interior as well. Museums Facilities staff will continue to monitor and maintain these systems.

3. Is there an operating proforma for when the proposal is complete and what is the basis?: The analysis and preparation necessary to accomplish this restoration in alignment with the Secretary's Standards in Phase II will give us a guidebook for routine maintenance and establish relationships with local masons who are able to provide assistance when needed. We will have a well documented process. As mentioned, the repair to the roofs and gutter systems throughout Kilroy have eliminated a major source of damage and will help better protect the stucco. Staff will continue routine maintenance of the building including snow removal around the building to prevent damage and exposure.

D. Applicant Experience 1. What similar projects/programs has the applicant successfully completed?: The Springfield Museums' have restored the historic William Pynchon Memorial Building, converting it into "The Amazing World of Dr. Seuss Museum", opened to the public in June 2017. The project received a Preservation Award from the Springfield Preservation Trust in 2018. Individually listed in the State Register of Historic Places and under preservation restriction, 5

the scope of the project included slate roof, gutter, shutter and dormer window repair, and Dutchman type repairs to the wooden elements on the building. An elevator was installed, using stone mined from the same quarry used to construct the original 1927 exterior.

With support from CPA funds, the Springfield Museums are in the process of completing a comprehensive, multi-phased, historic preservation project at the George Walter Vincent Smith Art Museum. The significant building envelope and interior environmental climate were stabilized and

sealed by installing sustainable mechanical systems, restoring 33 original 19th century Louis Comfort Tiffany stained glass windows, and repairing and replacing the museum's roof and 23 original skylights (fully restored and filtered with UV filtering safety glass). CPA funding has enabled the last and final phase of the stained glass window restoration and completion of exterior restoration that began spring 2021 and is estimated to be complete by October 2021. This work will fully seal the building envelope and conclude the restoration of eight sets of large, arch-top stained glass windows; the oak front doors and decorative entryway millwork, the original 1896 cast iron lighting sconces and metalwork; and repointing/repair to the entryway's original brownstone and masonry stairs. This work, completed by highly skilled local artisans and contractors, represents over one million dollars of investment in preventive conservation through federal, private and internal funding. This project ensures responsible stewardship of the internationally significant collections, and will protect the building for generations to come.

CPA funds also supported the first Phase of the Kilroy House Restoration, enabling necessary roof and gutter repairs, stucco analysis, damage assessment, and project design that will ensure a long lasting, sustainable stucco repair.

2. Describe the professional experience of the applicant/project team: Steve Jablonski, of Jablonski Devriese Architects located in Springfield, has been in the field since 1988. The firm emphasizes attention to detail, respect for traditional materials, a common sense approach to maintenance and adaptive reuse of historic buildings to inform their design process. Mr. Jablonski has been involved in numerous local historic preservation projects including the Wistariahurst Museum and Latino Professional Building in Holyoke; the Barney Carriage House, Sacred Heart Church, and Old First Church in Springfield; and the Polish Center and Elms College Admissions building in Chicopee. His work for the adaptive reuse of Springfield College's 1894 Judd Gym received a 2011 Paul E. Tsongas Award by Preservation Massachusetts. Mr. Jablonski has brought his talent to numerous projects on our campus including the adaptive design of the Lyman & Merrie Wood Museum of Springfield History, the design and completion of a low sloping ramp at the D'Amour Museum of Fine Arts entrance (see image), and the design of the Museum's Welcome Center. For the Kilroy House Restoration, Steve has also consulted with WJE (Wiss, Janney, Elstner Associates), a global firm that specializes in building preservation, and other field experts.

Richard Lyon, Director of Facilities at the Springfield Museums, will manage this project in coordination with Steve Jablonski, and Maintenance Manager James Webber. Mr. Lyon has 19 years of project, construction, and personnel management, with experience in property maintenance, building inspections, and developing plans for fire detection systems. As soon as possible, we will have bids from qualified masons who will execute both a test with masonry repairs and a full stucco repair completed to historic preservation standards.

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III. TIMELINE The timeline should identify the estimated start date and estimated completion date along with the completion of phases or important milestones of the project/program. Please provide the timeline in a list format:

Phase 1 as funded by 2020 CPA grant round (in continuation): 2021 February-March: Stucco analysis conducted by Wiss, Janney, Elstner Associates, Inc. (WJE) results yielded discovery of asbestos and lead.

Project team rented a lift for full damage assessment, which was delayed until weather permitted heavy equipment to fully examine the building. April-May: CPA 2021 grant round deadline April 1. ATC completion of specification for asbestos removal to inform qualified masons approach to test repair. Test repair completion with ATC remediation oversight. May-November: Test repair monitoring. Complete RFP for full-scale masonry repair with selected bid for Phase II to be furnished to the CPC as soon as possible for approval. Phase II: March 2021-August 2022: Commence with stucco repair as soon as possible within time frame that allows full completion without ceasing for weather. May necessitate waiting until Spring 2022.

Please Note: We have letters of support for the project from our 2020 application, as well as additional architectural plans from the 1980s renovation that we did not include here but are happy to provide if helpful.

#### IV. BUDGET

<b>Kilroy House Exterior Restoration Project Budget - Phase Two</b>			
<b>Organization Name: Springfield Museums</b>			
Federal ID #: 04-6002239			
	<b>Start Date</b>		<b>End Date</b>
<b>Budget Period</b>	3/1/2022		8/31/2022
<b>Income Sources</b>	<b>This Request</b>		<b>Total Project Budget</b>
Springfield Museums Facilities Fund	up to 10%		up to 10%
<b>Total Income</b>	<b>\$0.00</b>		<b>\$0.00</b>
<b>Phase 1 Expenses</b>			
<b>Roof</b>			
Roof Repairs, Mahan Slate Roofing Co. Inc			\$46,175.00
<b>Stucco Work</b>			
Jablonski DeVriese Architects Project Design & Management			\$26,040.00
ATC Environmental study, asbestos remediation specification and removal oversight			\$9,000.00
United Rental (Lift Rental)			\$987.40
Masonry Stucco Patch Testing			\$10,572.60
<b>Total Expenses, Phase 1</b>			<b>\$92,775.00</b>

<b>Phase 2 Expenses</b>			
Masonry Repairs	TBD		TBD
Asbestos Abatement	TBD		TBD
Jablonski DeVriese Architects Project Design & Management	\$14,110.00		\$14,110.00
<b>Total Community Preservation Act Request for Phase II</b>	<b>\$250,000.00</b>	<b>Total Project Cost</b>	<b>\$342,775.00</b>
<b>Budget Notes:</b>			
We have included the cost breakouts from Phase I to keep the CPC informed of where we are in the process. We will share full bids for the masonry repair and abatement as soon as we have them.			
Total Secured Income to-date includes a commitment from the Springfield Museums to cover a 10% construction contingency cost for phase one and phase two of this project.			
Personnel costs include maintenance, security, facilities, and finance staff who will help administrate this project. We have not included these costs within the project budget, however they amount to \$8,400 including fringe benefits.			